

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** and **ECONOMIC OPPORTUNITY ADVISORY BOARD** will hold a regular meeting on **Tuesday, February 14, 2023 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Meeting Minutes for January 10, 2023

B. PUBLIC HEARING – 7:05

1. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Code Section 16.08.030 Compensation – Ordinance 2023-05 – Gabby Blackburn
2. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Codes to combine the definition of Sign including Sections: 16.04.495, 16.04.497, 16.04.500, 16.04.505, 16.04.510, 16.04.512, 16.04.515, 16.04.520, 16.04.525, 16.04.535, 16.04.540, 16.04.545, 16.04.550, 16.04.555, 16.04.560, 16.04.565, 16.04.570, 16.04.575, 16.04.580, 16.04.585, 16.04.590, 16.04.595, 16.04.600, 16.04.610, 16.04.615, 16.04.620, 16.04.625 and 16.04.630 – Ordinance 2023-04 – Gabby Blackburn

C. ACTION ITEM

1. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Code regulating R-4 Parking, Section 16.27.070 Minimum Area Requirements, and Section 16.26.120 Parking Space Requirements – Ordinance 2023-02 – Gabby Blackburn

D. ADJOURN

Vernal City

Feb 14, 2023

Planning Commission

7:00 pm City Hall

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Meeting Minutes for January 10, 2023

B. PUBLIC HEARING – 7:05

1. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Code Section 16.08.030 Compensation – Ordinance 2023-05 – Gabby Blackburn
2. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Codes to combine the definition of Sign including Sections: 16.04.495, 16.04.497, 16.04.500, 16.04.505, 16.04.510, 16.04.512, 16.04.515, 16.04.520, 16.04.525, 16.04.535, 16.04.540, 16.04.545, 16.04.550, 16.04.555, 16.04.560, 16.04.565, 16.04.570, 16.04.575, 16.04.580, 16.04.585, 16.04.590, 16.04.595, 16.04.600, 16.04.610, 16.04.615, 16.04.620, 16.04.625 and 16.04.630 – Ordinance 2023-04

C. ACTION ITEM

1. Recommendation to consider amending the Vernal City Municipal Planning and Zoning Code regulating R-4 Parking, Section 16.27.070 Minimum Area Requirements, and Section 16.26.120 Parking Space Requirements – Ordinance 2023-02 – Gabby Blackburn

D. ADJOURN

Notes: _____

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

January 3, 2023

5:15 pm

Members Present: Stephen Lytle, Troy Allred, Corey Foley, Kimball Glazier, Brian Eades

Members Excused: Brandon Parker

Alternates Present: Ryan Pugh, Randel Mills

Alternates Excused: Click here to enter text.

Staff Present: Gabby Blackburn, Assistant City Manager; Matthew Tate, Building Official; and Gay Lee Jeffs, Administrative Secretary.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Vice Chair Stephen Lytle welcomed everyone present to the meeting.

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN – APPENDIX E, MODERATE INCOME HOUSING & FUTURE LAND USE MAP – GABBY BLACKBURN

Gabby Blackburn introduced herself to the Commission as the new Assistant City Manager and new Planning Director. Ms. Blackburn will be replacing Allen Parker who will be going to work for Evolve Utah in March 2023, but will still be a Vernal City employee until January 14, 2023. Ms. Blackburn explained that the section the City is looking at for the General Plan changes, from Commercial and Industrial to Residential, has had interest in by developers. Ms. Blackburn stated that Vernal City encourages annexation if it benefits the City and is orderly and thought out. Ms. Blackburn showed an expansion area map that could possibly be annexed into Vernal City. Ms. Blackburn stated that the area that has previously been slated as industrial and commercial in the General Plan has some interest in it to become moderate to high density residential.

Allen Parker explained that the entire east side of the town is changing with industrial moving out and a lot of highway frontage that is underutilized and a lot of open land that is unutilized it would make a lot of sense for the Planning Commission to come up with a vision for the East side of town as far as land use goes to forward onto City Council for discussion.

Kimball Glazier asked if anyone in particular was asking for this change. Quinn Bennion, City Manager, answered that there have been inquiries. Corey Foley asked if the previously suggested plan would go up to 500 North. Ms. Blackburn answered that the plan shown would not. Mr. Parker stated that the initial suggestion was to change up to 300 North. Randel Mills pointed out that it would depend on what would be built there to access it from 500 North. A current Future Land Use map was shown with what the zoning could be like in the future for Vernal City. Ms.

Vernal City Planning Commission Minutes
January 3, 2023

47 Blackburn noted that the map could be changed to what the Planning Commission thought
48 Vernal City should look like instead of what the current Future Land Use map shows. Mr. Foley
49 recounted the conversation from the last Planning Commission meeting and the concerns about
50 chemicals in the ground, noise, industrial buildings across the street and other comments and
51 what was discussed at that meeting. Mr. Parker informed the Commission members that the map
52 they were looking at is called the Future Land Use map. Ms. Blackburn explained that the map is
53 an outline for what the community can grow in to. The map shows transition areas basically
54 saying that the other uses could grow into those areas. Now years down the line it could grow
55 into something else. With the housing crises it could be more advantageous to have more
56 residential areas than industrial. Mr. Parker reiterated that changing the map does not change any
57 of the zones. This is not a rezone. Changing the map just changes what the City Council can
58 consider to be rezoned. Troy Allred mentioned that it makes it easier for a rezone. Mr. Foley
59 voiced concern about the water and sewer lines in that area being at near capacity and that there
60 would be some costs associated with those water and sewer lines. Ms. Blackburn stated that
61 those lines are supposedly slated for upgrades. There is no exact timeline but it could possibly be
62 within the next two (2) years. Randel Mills asked what cost the City could incur with this
63 project. Mr. Bennion responded that he has been in Vernal just over five (5) years and this kind
64 of change is even new to him as Vernal City has not changed the Future Land Use during his
65 time as Vernal City Manager; and there has never been this much interest in this size of a
66 development before. If the area is to develop as commercial, industrial or residential, the City
67 will put most of burden back onto the developer such as street infrastructure, sidewalks, their
68 water and sewer lines, etc. The big discussion will be how the water and sewer will impact the
69 transmission lines outside the streets. When the streets are dedicated and turned over to the City,
70 built to City standards, then the City would provide the normal public services. Mr. Mills asked
71 if the City might have to add another employee to help handle those services. Mr. Bennion stated
72 that is up to the City Council, City Manager, and Public Works Director to worry about having
73 enough employees and equipment to manage City services. Mr. Bennion suggested that the
74 Planning Commission's focus should be on, is this the appropriate use, is this the appropriate
75 area, where does the City want the Industrial zone, what about growth, what about Commercial
76 areas. The City Council can worry about how to pay for it. Property and sales tax will help pay
77 for City services. Mr. Mills asked if the property taxes would offset the budget. Mr. Bennion
78 replied that the property tax in Vernal City is extremely low, but most of the budget would come
79 from sales tax. Mr. Parker noted that the higher the density the better it offsets the budget
80 because there is more value in the individual structure and less infrastructure the City would
81 have to maintain. Matt Tate explained that it is a domino effect; rooftops bring a need for
82 businesses, which bring more sales tax. You cannot have businesses thrive if there are not
83 enough rooftops. Ms. Blackburn said that there is an advantage to keeping the area small because
84 there would not be the option of spreading out and having more linear feet of pipe the public
85 would have to upkeep. The cheapest form of development is to take agricultural land and just
86 build out single family, but they would not be able to do that if City does not give the space.
87 Ryan Pugh asked if a developer was considering taking all industrial and just knocking it over,
88 so to speak. Mr. Allred explained that it would just be the undeveloped land. Ms. Blackburn
89 noted that the City could make the change and any interested parties might end up changing their
90 mind. Whatever the change may be, it will affect the land no matter who owns it. If the Planning
91 Commission thinks this is a good area for industrial, then keep it industrial, regardless of
92 personal interest or development factors. The staff has looked at the area and found that there is a

Vernal City Planning Commission Minutes

January 3, 2023

93 need for residential and this might be a good area and maybe move industrial somewhere else.
94 Mr. Foley commented that there is a fine balance of industrial and residential. Mr. Allred pointed
95 out that there needs to be some kind of buffer zone off of Main Street and there is not a buffer
96 zone if it is right up against the road. Mr. Glazier asked if the majority of Vernal City high
97 density residential was in the Silver Pines area. He was informed that it was. Mr. Glazier asked if
98 the City felt like there was a need for more high density residential or has there been enough
99 already designated as high density residential. Ms. Blackburn showed the areas on the map
100 within the City currently designated as high density residential. Mr. Foley commented that in
101 those areas there is a need; every place in town is full. The State Legislature has had concerns
102 about enough housing. Mr. Glazier reported that the building industry is moving to high density
103 residential housing. Mr. Tate agreed and added that it makes it a cheaper per square foot price for
104 the buyer and that is what a lot of people can afford. Stephen Lytle mentioned that he prefers
105 high density residential because it does not take up as much agricultural land. Mr. Pugh asked
106 what kind of buffer would be put between Industrial and Residential zones. Would it produce
107 enough money for a park or something that looks nice and could it be maintained. Mr. Allred
108 explained that a buffer is a transition from something like a Commercial zone into a higher
109 density Residential zone. Mr. Glazier informed that he was a member of the Planning
110 Commission the last time the General Plan was addressed and changed. He stated that the
111 Planning Commission at that time really tried to designate good buffer zones. Mr. Glazier asked
112 if the City wants industrial to go away. Mr. Allred answered that there are existing businesses
113 there and so there must be some Industrial zone in that area. Ms. Blackburn explained that the
114 area around those businesses could be zoned differently. Mr. Foley suggested putting some
115 conditions on that area such as a six (6) foot sight obscuring fence. Mr. Foley talked about
116 having Commercial, light Industrial or Industrial across the front going down Main Street, then
117 higher density Residential as a buffer then an area up in the corner for Residential. Ms.
118 Blackburn showed an area that is in the County and that the County was interested in zoning
119 Residential. The area would need to be annexed into the City. Mr. Pugh asked what is required to
120 annex the property into the City. Ms. Blackburn explained that the Planning Commission is an
121 advisory board to the City Council. Mr. Bennion stated that the City has done very few
122 annexations. There has not been an annexation in the last five (5) years since Mr. Bennion has
123 been the City Manager nor in the last sixteen (16) years since Mr. Parker was the Assistant City
124 Manager. Historic annexation patterns of Uintah County are very unique. Uintah County has a
125 very high unincorporated annexation population. Annexation is how Cities grow and develop
126 property. Ms. Blackburn reminded the Commission that they were trying to decide if there
127 needed to be a change in the General Plan's Future Land Use map. Mr. Glazier voiced concern
128 about eliminating the Industrial zone in the City. Mr. Parker stated that the Commission should
129 probably look at more than just one area and maybe expand the Industrial zone. There was
130 discussion on where the Industrial zone should be in Vernal City and if there would be enough
131 Industrial zones for business owners. Mr. Glazier asked if Industrial zoned property brings in
132 much property tax. Mr. Bennion explained that Industrial zoned property brings in a small
133 percentage of property tax. There was a discussion on where and what kind of a buffer there
134 should be between the zones. There was more discussion on the need for repair of some water
135 and sewer lines and how Ashley Valley Water and Vernal City have a joint line. There were
136 some concerns about the infrastructure needs of water and sewer. Mr. Eades wondered about a
137 time frame for infrastructure with new development. Mr. Parker explained that the new
138 development infrastructure must be completed before the land is able to be recorded. Ms.

Vernal City Planning Commission Minutes
January 3, 2023

Blackburn showed the map with the new changes the Commission would like to make to the General Plan Future Land Use map. Mr. Parker commented that he would not want to buffer Residential with Industrial, maybe buffer with a Mixed Use zone or a Commercial zone. Mr. Parker informed the Commission that according to the City Code and Federal or State law that the City must have an Industrial zone. Ms. Blackburn made some updates to the changes made to the General Plan Future Land Use map. There was discussion about the land around the airport and what the Commission would like to see develop in that area. Mr. Parker stated that he and Commissioner Parker wanted to make sure the Commission are making the right changes and getting the highest and best use out of the changes that might be made. Mr. Parker reminded the Commission that they do not have to rezone areas just because the Future Land Use map says it could become a different zone unless it meets the desires of the Planning Commission and the City Council. Mr. Bennion expressed his appreciation of all the work the Planning Commission does for the City.

Steven Lytle adjourned the meeting.

Steven Lytle, Planning Commission Vice Chair

MINUTES of the Vernal City PLANNING COMMISSION

Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

January 10, 2023

7:00 pm

Members Present: Brandon Parker, Stephen Lytle, Kimball Glazier, Brian Eades, Corey Foley

Members Excused: Troy Allred

Alternates Present: Randel Mills, Ryan Pugh

Alternates Excused: Click here to enter text.

Staff Present: Gabby Hawkes Blackburn, Assistant City Manager; Matthew Tate, Building Official; and Gay Lee Jeffs, Administrative Secretary.

WELCOME AND DESIGNATION OF CHAIR AND MEMBERS: Chair Brandon Parker welcomed everyone present to the meeting.

APPROVAL OF MINUTES FROM December 13, 2022: Chair, Brandon Parker asked if there were any changes to the minutes from December 13, 2022. The minutes were approved with corrections, *Brian Eades moved to approve the minutes of December 13, 2022 with corrections. Stephen Lytle seconded the motion. The motion passed with Brandon Parker, Stephen Lytle, Kimball Glazier, Brian Eades, Corey Foley, Randel Mills, and Ryan Pugh voting in favor.*

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN- APPENDIX E, LOW TO MODERATE INCOME HOUSING.

Gabby Hawkes Blackburn explained that the State has required that the City adopt a Low to Moderate Income Housing plan. The language was given to the City by the State and the City has to adhere to the given language. However, the City has the opportunity to choose which sections to add; only three (3) items are required. The City added five (5) items. The City is required to add a time line as well. The City will need to report on the time lines and update the State at the end of the year. Meeting benchmarks makes the City more eligible for funding. The changes in this plan have been approved by the State. Ms. Blackburn read the changes and benchmarks for the Rezone section. Brian Eades stated that no one had defined Moderate Income Housing. Mr. Eades asked if it was fifty (50) percent of the average median income. Ms. Blackburn replied that the State gives the definition of Moderate Income Housing and that she believed it was forty (40) percent of the average median income. Ms. Blackburn stated that the City will not actively look for rezones. The change also states that the City would be amenable to higher density or mixed use rezones at least once every eighteen (18) months. Ms. Blackburn read the changes and benchmarks for the Upgrade Infrastructure section. Ms. Blackburn moved on to the Internal Additional Dwelling Units (IADU) section. Corey Foley talked about the Internal Additional Dwelling Units (IADU). He stated that it means that someone can have an apartment in their basement and wondered which zones the City allowed them in. Ms.

Vernal City Planning Commission Minutes

[Click here to enter text.](#)

Blackburn answered that basically all the zones allowed an Internal Additional Dwelling Unit (IADU) but there were some caveats that said the City did not have to allow and the City is small enough that this plan will cover that. Mr. Eades asked why the City would need to track an Internal Additional Dwelling Unit (IADU). Ms. Blackburn replied that it is because of the denseness of the occupancy. Mr. Foley commented that it was brought about to help with the housing crisis and that the State required all municipalities to adopt an Internal Additional Dwelling Unit (IADU) ordinance. According to the State a family unit cannot be defined. Matt Tate mentioned that an Internal Additional Dwelling Unit (IADU) can be rented out to a non-related person without having to make the unit into a duplex subjecting the dwelling to all applicable building codes. The dwelling cannot be made into a 4-plex without going through the building process first. Ms. Blackburn read the changes and benchmarks for the Update Parking Ordinance section. She stated that about ten (10) years ago Vernal City increased their requirements for parking. As a result the City has looked at maybe lowering the landscaping requirements. Kimball Glazier asked what the parking requirements are in the MX zone. Ms. Blackburn stated that it is the same as other zones. There are no special parking requirements for the MX zone. Ms. Blackburn moved on to the Utilize Community Reinvestment Agency (CRA) section. Once the Community Reinvestment Agency (CRA) reaches \$100,000 the City will pay ten (10) percent into affordable housing. Students and Seniors automatically qualify for affordable housing. Ms. Blackburn read the last statement that the City will adopt, "An analysis will be performed by Vernal City to determine a priority of foreclosed properties and other dilapidated housing that will be prioritized for acquisition and rehabilitation." The City has already begun this process.

Chair Brandon Parker opened the public hearing to receive comments from the public. There being no public comment, Chair, Brandon Parker, closed the public hearing.

Stephen Lytle moved to forward a positive recommendation as presented to the City Council to amend the Vernal City General Plan-Appendix E, Low to Moderate Income Housing. Kimball Glazier seconded the motion. The motion passed with Brandon Parker, Brian Eades, Corey Foley, Stephen Lytle, Kimball Glazier, Randel Mills and Ryan Pugh voting in favor.

RECOMMENDATION TO CONSIDER AMENDING THE VERNAL CITY GENERAL PLAN – APPENDIX E, FUTURE LAND MAP

Gabby Hawkes Blackburn reminded the Commission that they previously had a work session on the Future Land Use map. Ms. Blackburn said that the previous Planning Director proposed to make a change to the Future Land Use map by adding moderate density Residential closer to Main Street and high density Residential in the current Industrial zone. Ms. Blackburn explained that not all the areas proposed are within Vernal City limits, some of the proposed area is in Uintah County jurisdiction. Ms. Blackburn reminded the Commission that the City was not rezoning or annexing anything at this time only that it might be a good fit for the City in the future. Ms. Blackburn gave two (2) options of the changes that were proposed after the work session: Option 1 was to keep Industrial on the South side of Main Street, adding in Commercial and Mixed Use on the North side of Main Street, some medium density Residential on 1500 East and the rest would be high density Residential. Option 2 was to keep Industrial on the South side of Main Street, but did not add in a buffer of Commercial or Mixed on the North side of Main Street and went straight into high density Residential and medium density Residential on 1500

Vernal City Planning Commission Minutes

[Click here to enter text.](#)

East. The land is almost bare in the proposed area and could be used for almost anything. Due to the location and interest from developers, the area could be good for Residential. Brandon Parker expressed concern about putting high density Residential or even medium density Residential above the flight path of the airplane as it comes in daily and next to Industrial even with the barrier of the Commercial. Mr. Parker stated that he is not on board with a change at all. Ms. Blackburn remarked that no changes are required to be made. The area has been Industrial for a long time and there has been no Industrial growth in that area, but there has been interest in other Residential growth in that area. Mr. Parker felt that Industrial and Residential could not co-exist and he does not think it is what our community wants or right for our community. Brian Eades asked if Mr. Parker's main concern was that it would not be a marketable area or was it a safety issue. Mr. Parker replied that it was both and expressed concern over unethical developers and unsellable homes. Kimball Glazier responded that if someone wants to build or buy that is their right and they know what they are getting into. Mr. Parker stated that he would like to see responsible development. Mr. Glazier stated that high density Residential is needed and that is where lower income housing is going to come from and that is lacking in Vernal City. In a well divided and zoned City, you go from Commercial/Industrial areas into higher density Residential and then out into lower Residential areas. Ms. Blackburn advised the Commission to not look at the Future Land Use map changes because of development companies only the City Zoning Code and if the land close to Main Street is suitable for that use. Mr. Glazier mentioned that high density Residential belongs close to Commercial and it is something that is needed in Vernal City. Mr. Parker asked about the height for the flight path. Ms. Blackburn answered that it radiates out from the airport covering the majority of Vernal City with a height of around three hundred (300) feet. The airport will have to sign off on any development in that area. It was mentioned that it is a good idea to have Commercial at intersections and that there is a triangle of Industrial that did not change where there are active businesses. It was also mentioned that the sewer in that area could be an issue as there is no capacity and would be very costly to replace. Ms. Blackburn reminded the Commission that some of the property the City is looking at for the Future Land Use map is not incorporated land. It is in Uintah County and any developer could try to go through the annexation process with Vernal City to develop the land or they could go through Uintah County to develop the land which is already zoned C-1, the most dense Commercial property in Uintah County.

Kimball Glazier moved to forward a positive recommendation of Option 1 to the City Council to amend the Vernal City General Plan-Appendix E, Future Land Use Map. Stephen Lytle seconded the motion. The motion passed with Brian Eades, Stephen Lytle, Kimball Glazier, Randel Mills and Ryan Pugh voting in favor. Brandon Parker voted against. Corey Foley abstained from voting.

ADJOURN: There being no further business, *Kimball Glazier moved to adjourn. Ryan Pugh seconded the motion. The motion passed with a unanimous vote, and the meeting was adjourned.*

Brandon Parker, Planning Commission Chair

Recomendation to Amend Compensation

Curently

Section 16.08.030 Compensation

Members of the Planning Commission shall serve without compensation except that they may be reimbursed for reasonable expenses incurred with the approval of the City Council.

in 2022 seventy-five (75\$) per meeting for planning comission members was put in the budget and salary schedule.

This section of code was overlooked during the initial chage. This ammendment would be to unify ordinanced

Possible Proposed Language:

Members of the planning commission may be compensated an amount set and approved by the City Council or reibursed for reasonable expenses incurred with the approval of the City Council.

Recommendation to amend Signs Sections

Curentlv

← → ↺ vernal.municipalcodeonline.com/book?type=ordinances#name=Chapter_16.04_Definitions

VERNAL UTAH **municode**

Municipal Code

0 results

- ☐ Chapter 16.02 General Provisions
- ☒ Chapter 16.04 Definitions
 - ☐ Section 16.04.005 Access Strip
 - ☐ Section 16.04.008 Affected Entity
 - ☐ Section 16.04.010 Agriculture
 - ☐ Section 16.04.015 Alley
 - ☐ Section 16.04.020 Amusement Devices
 - ☐ Section 16.04.022 Animal Boarding
 - ☐ Section 16.04.025 Architectural Projection
 - ☐ Section 16.04.027 Bakery
 - ☐ Section 16.04.030 Basement
 - ☐ Section 16.04.033 Bed And Breakfast Home
 - ☐ Section 16.04.035 Blanketing Or Blanket
 - ☐ Section 16.04.040 Boardinghouse
 - ☐ Section 16.04.045 Building
 - ☐ Section 16.04.050 Building, Accessory
 - ☐ Section 16.04.051 Bus Shelter
 - ☐ Section 16.04.052 Pet Grooming Parlor
 - ☐ Section 16.04.055 Building, Agricultural
 - ☐ Section 16.04.060 Building, Detached
 - ☐ Section 16.04.065 Building, Facade
 - ☐ Section 16.04.070 Building Facade Facing
 - ☐ Section 16.04.075 Building, Height Of
 - ☐ Section 16.04.080 Building, Main
 - ☐ Section 16.04.085 Building Official Or Chief Building Off
 - ☐ Section 16.04.090 Building, Public
 - ☐ Section 16.04.093 Business Complex
 - ☐ Section 16.04.095 Cannabis Cultivation Facility
 - ☐ Section 16.04.096 Cannabis Processing Facility
 - ☐ Section 16.04.097 Cannabis Production Establishment

[Section 16.04.481 Residential Facility For Handicapped Persons](#)

[Section 16.04.484 Row House](#)

[Section 16.04.486 Setbacks](#)

[Section 16.04.487 Sexually Oriented Business And Employee](#)

[Section 16.04.490 Shopping Center](#)

[Section 16.04.495 Sign](#)

[Section 16.04.497 Sign, Abandoned](#)

[Section 16.04.500 Sign, Advertising](#)

[Section 16.04.505 Sign, Animated](#)

[Section 16.04.510 Sign, Background Area](#)

[Section 16.04.512 Sign, Blade](#)

[Section 16.04.515 Sign, Billboard](#)

[Section 16.04.520 Sign, Business](#)

[Section 16.04.525 Sign, Cloth](#)

[Section 16.04.530 Sign, Combination](#)

[Section 16.04.535 Sign, Copy Area](#)

[Section 16.04.540 Sign, Development](#)

[Section 16.04.545 Sign, Directional](#)

[Section 16.04.550 Sign, Flat](#)

[Section 16.04.555 Sign, Floodlighted](#)

[Section 16.04.560 Sign, Freestanding](#)

[Section 16.04.565 Signs, Identification And Information](#)

[Section 16.04.570 Sign, Illuminated](#)

[Section 16.04.575 Sign, Incombustible](#)

[Section 16.04.580 Sign, Marquee](#)

[Section 16.04.585 Sign, Multiple-Copy](#)

[Section 16.04.590 Sign, Nameplate](#)

[Section 16.04.595 Sign, Off-Premises](#)

[Section 16.04.600 Sign, On-Premises](#)

[Section 16.04.605 Sign, Projecting](#)

[Section 16.04.610 Sign, Roof](#)

[Section 16.04.615 Sign, Structure](#)

[Section 16.04.620 Sign, Temporary](#)

[Section 16.04.625 Sign, Time And/or Temperature](#)

[Section 16.04.630 Sign, Wall](#)

[Section 16.04.635 Site Development Standards](#)

[Section 16.04.640 Stable, Private](#)

[Section 16.04.645 Stable, Public](#)

[Section 16.04.650 Story](#)

[Section 16.04.655 Story, Half](#)

[Section 16.04.660 Street](#)

[Section 16.04.665 Structural Alterations](#)

→ All of these sections are only one or two sentences long, you can not scroll through and see which sign you fall under, you have to click into each ordinance and then exit out which brings you back to the top of 16.04.001 and then scroll back down to find the next ordinance and click into it.

Possible Proposed:

16.04.049 Signs: with subsections that you can scroll through denoting all of the different types of signage

Advertising

See sign, off-premises.

(PZSC § 03-15-100)

Animated

A sign which involves motion or rotation of any part created by artificial means or displays flashing or intermittent lights.

(PZSC § 03-15-101)

Background Area

The entire background area of a sign upon which copy is placed. In computing area of sign background, only the face or faces which can be seen from any one (1) direction at one (1) time shall be counted.

(PZSC § 03-15-102)

Blade

A sign which is suspended from an overhang, canopy, or awning or is supported from a mounting attached directly to a building and hangs perpendicular to the building wall having an area of three (3) square feet per side or less.

(Ord. 2018-02, Add, 02/07/2018)

Billboard

A freestanding ground sign that is designed or intended to direct attention to a business, product or service that is not sold, offered or existing on the property where the sign is located.

(PZSC § 03-15-103)

Business

An on-premises sign which directs attention to a use conducted, a commodity sold or service performed on the premises. A maximum of ten (10) percent of copy area may also advertise a product not manufactured on the premises.

(PZSC § 03-15-104)

Cloth

Any sign executed upon or composed of any flexible fabric.

(PZSC § 03-15-105)

Combination

A sign incorporating any combination of the features of projecting, roof or freestanding signs.

(PZSC § 03-15-106)

This change would cause the numbers of the ordinance afterward to shift forward 28 numbers.

Recommendation to amend Parking/ Landsaping

Only proposed for R-4

Background/ Objectives for R4 zone

Section 16.44.010 Objectives -- Characteristics

A. The R-4 residential zone has been established as a district in which the primary use of the land is for multi-family residential purposes but in which office buildings and certain other uses of a semicommercial nature may be located. In general, this district serves as a transitional zone between the commercial zone. Since this zone is essentially residential in character, office buildings, rest homes, mortuaries, parking lots and other transitional uses must be developed and maintained in harmony with the residential uses. While a greater amount of automobile traffic and automobile parking is characteristic of this zone, attractive lawns, trees, shrubs, both on the street and around the building, is also characteristic of this zone.

B. In order to accomplish the objectives and purposes of this chapter and to stabilize and protect the essential characteristics of this zone, the following regulations shall apply in the R-4 residential zone.

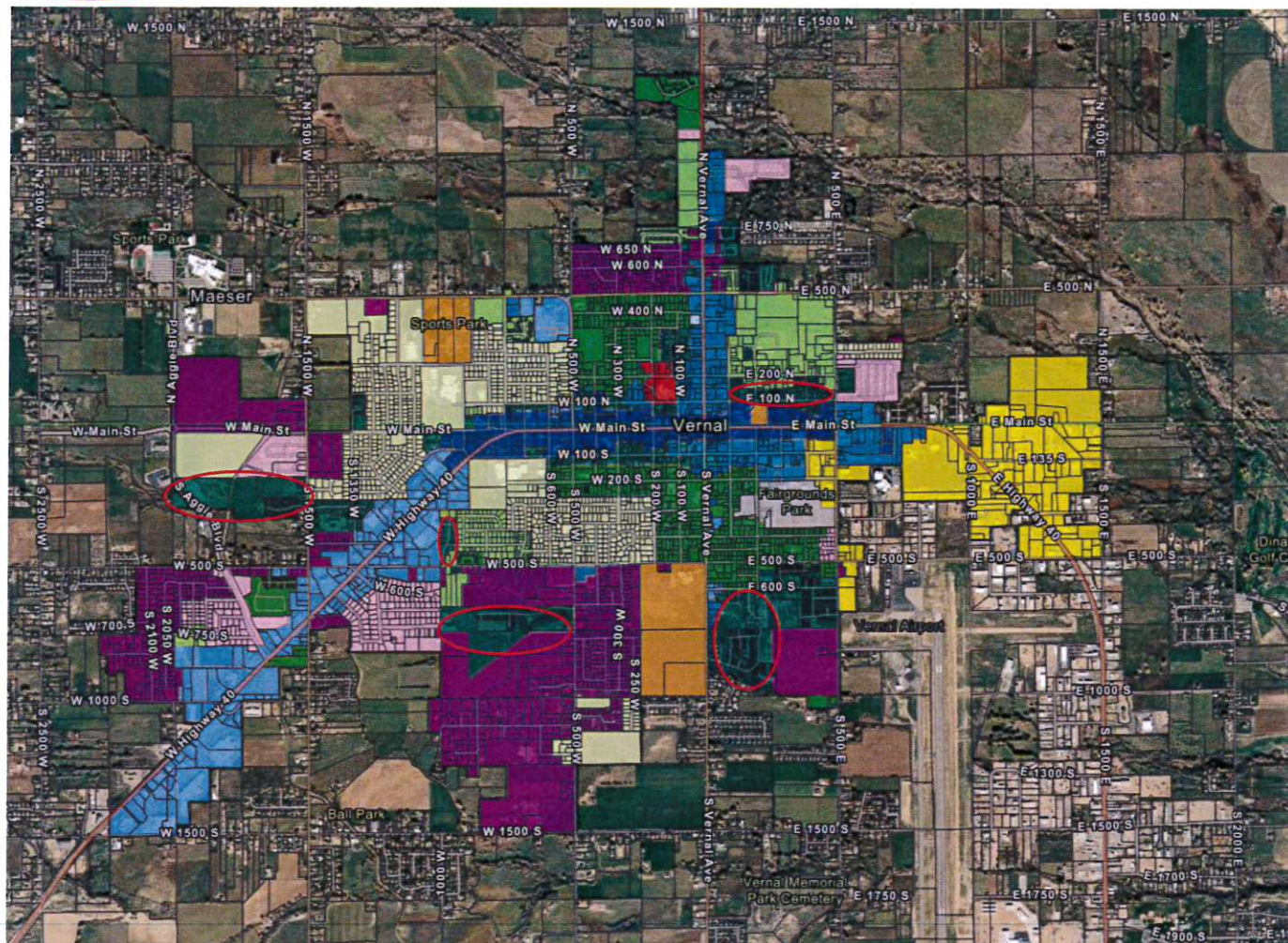
(PZSC § 03-22-001)

Background/ Uses in R4 zone

Allowed with no prior approvals

USES	R-4
Bed and breakfast	C
Boarding houses	C
Churches	P
Day care nursery	P
Dwelling, internal additional	P
Fences not exceeding seven feet	P
Group dwellings in accordance with Chapter 16.20	P
Home occupations in accordance with 16.22	P
Hospitals and clinics	P
Household pets not exceeding 4	P
Mortuary	P
Multiple family dwellings containing thirty (30) or less units	P
Multiple family dwellings containing more than thirty (30) units	C
Portable Storage Container	P
Professional office buildings or group of office buildings	P
PRUD	P
Public parking lots	P
Public utility buildings and facilities	P
Rest home	P
Residential facilities for the elderly	P
Residential facilities for the handicapped	P
Retail establishments	N
Row House	P
Schools	P
Signs, monument	C
Signs - non-flashing, flat	P
Signs pertaining to sale or lease of property or professional offices	P
Single family dwelling	P
Temporary storage buildings for construction	P
Tower, amateur radio	P
Tower, low power radio	C
Tower, small cellular	P
Two family dwellings	P
Urban farm	P
Urban livestock	C
Uses ruled to be similar by the Planning Commission	P
Wedding chapel	P
Wholesale commercial establishment	N

Examples of R4 area. Dark Green Color



R4 Housing Development in Vernal



Section 16.44.060 Setback Requirements

- A. Front Setback: All buildings and structures shall be set back at least twenty (20) feet from the front lot line.
- B. Side Setback:

1. Except for dwellings utilizing zero side yards, all dwellings and other main buildings shall be set back from the side property line a distance of at least five (5) feet.
2. The minimum side setback for accessory buildings shall be the same as for main buildings except that no side setback shall be required for accessory buildings located twelve (12) feet or more in back of the dwelling.
3. On corner lots, the side setback from the street along the exterior lot line for any dwelling, accessory building or other main building shall not be less than twenty (20) feet, unless:
 - a. The exterior lot line is directly adjacent to an unimproved, undeveloped section of public right-of-way. If this is the case, the side setback for accessory buildings shall be ten (10) feet.

C. Rear Setback:

1. For interior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least ten (10) feet. Accessory buildings shall be set back at least one (1) foot from the rear property line.
2. For exterior lots, all dwellings and other main buildings shall be set back from the rear property line a distance of at least ten (10) feet. Accessory buildings on corner lots shall be set back from the rear property line a distance of not less than five (5) feet.

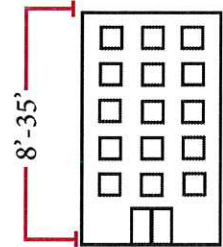
Section 16.44.070 Height And Coverage Requirements

- A. The maximum height requirement in the R-4 residential zone is as follows:

1. None for residential dwellings.
2. Thirty-five (35) feet for other main buildings.

The minimum height in the R-4 residential zone is eight (8) feet.

- B. The maximum height for accessory buildings in the R-4 residential zone shall follow the same requirements as in the R-1 zone, Section 16.36.100.
- C. The maximum area of any lot that may be covered by structures is sixty-five (65) percent.



Section 16.44.080 Special Provisions

Same as required in the R-3 residential zone except that off-street parking and landscape plans shall also be required for office buildings, clinics, mortuaries and similar structures (see Sections 16.42.080 through 16.42.100).

(PZSC § 03-22-008 (1))

Section 16.44.090 Landscaping Requirements

Landscaping shall be in conformance with Chapter 16.27 herein and shall provide for and meet the needs of the tenants.

Section 16.26.120 Parking Space Requirements -- Nondwelling

Except as otherwise provided in this title, the number of off-street parking spaces for various uses shall be as follows:

USE	PARKING SPACE REQUIRED
Banks	One (1) space for each 300 sq. ft. of gross floor space
Bowling alleys	Four (4) spaces for each bowling lane
Churches & accessory uses	One (1) space for each 4 seats in the chapel or main assembly area or if there are no fixed seats, then one (1) space for each 100 sq. ft. of floor space used for main assembly area. 18 linear inches of bench space shall be considered a fixed seat.
Data center	One (1) space for each 1000 sq. ft. of gross floor area.
Food establishments for the sale & consumption on the premises of food & beverages	One (1) space for each 4 seats including stools, benches, booths or one (1) for each 75 sq. ft. of floor area when number of seats is unknown, but in no case shall there be less than four (4) spaces.
Furniture & appliance stores	One (1) space for each 800 sq. ft. of gross floor area
Hardware stores, household equipment service shops, clothing or shoe repair or similar personal service shops	One (1) space for each 600 sq. ft. of gross floor area or three (3) parking spaces, whichever is greater
Hospitals	Two and one-half (2.5) spaces for each bed.
Libraries	One (1) space for each 500 sq. ft. of gross floor area
Museums & similar non-assembly cultural facilities	One (1) space for each 500 sq. ft. of gross floor area
Manufacturing uses, research & testing labs, creameries, bottling establishments, bakeries, canneries, printing & engraving shops, etc. without retail sales on premises	One (1) space for each 1000 sq. ft. of gross floor area and one space for each 250 sq. ft. of office area.
Medical & dental clinics or offices	One (1) space for each 200 sq. ft. of gross floor area.
Mortuaries	One (1) space for each 100 sq. ft. of gross floor area.
Motels/Hotels	One (1) space for each sleeping or dwelling unit.
Motor vehicle & machinery repairs (minor)	One (1) space for each 600 sq. ft. of gross floor area.
Motor vehicle & machinery repairs (major), sales or wholesaling	One (1) space for each 500 sq. ft. of gross floor area.
Multi-tenant commercial structures containing three (3) or more leasable spaces	One (1) space for each 325 sq. ft. of gross floor space
Nursing home, children's home, homes for the aged	One (1) space for each 3 beds, except where skilled care (long term care) is provided, the requirement is one (1) parking space for each 2 beds.
Offices not providing customer services or sales on premises	One (1) space for each 400 sq. ft. of gross floor area.
Public parks, playgrounds and open spaces	City Council may require parking at its discretion.
Professional offices for attorneys, CPA's, architects, engineers, etc.	One (1) space for each 300 sq. ft. of gross floor area
Retail stores except as otherwise specified herein	One (1) space for each 225 sq. ft. of gross floor area on the ground floor and one (1) space for each 350 sq. ft. of floor area on all floors above or below ground floor.
Rooming house, lodging houses, & clubs having sleeping facilities	One (1) space for each 2 beds
Schools, private	One (1) space for each employee and one (1) space for each 2 students of driving age
Stadiums, sports arenas, auditoriums (including private school auditoriums) & other places of public assembly and clubs & lodges having no sleeping quarters	One (1) space for each 4 seats and/or one (1) space for each 100 sq. ft. of gross floor area used for assembly and not containing fixed seats.
Swimming pools, commercial & public	One (1) space for each 5 persons based on capacity load.
Theaters	One (1) space for each 4 fixed seats and/or one (1) space for every 35 sq. ft. of seating area where there are no fixed seats based on the design capacity of the structure
Transportation terminals & facilities	Adequate number as determined by the Planning Commission. The Planning Commission may require a parking study be submitted by the applicant
Warehouses & wholesale storage buildings (dead storage or high volume distribution)	One (1) space for each 2000 sq. ft. of gross floor area and one space for each 250 sq. ft. of office or sales area.

Section 16.26.140 Parking Space Requirements For Uses Not Specified

The parking requirements for land uses which are not specified in this chapter shall be recommended by the City Planning Department to the City Council. The determination shall be based upon the requirements for the most comparable use specified herein.

(PZSC § 03-12-014)

(Ord. 2005-14, Amended, 08/17/2005)

according to <https://datausa.io/profile/geo/vernal-ut-31000US46860> there are approximately **2 cars per household in Vernal**. We also have minimal public transit. **In the state of utah there are about 79 cars per 100 people.**

Current Ordinances

Section 16.27.010 Purpose

It is the purpose of this Chapter to provide for the retention and development of landscaping in order to provide orderly and adequate development of these necessities, and in so doing, promote the comfort, aesthetics and well-being of the citizens of the City. Consequently, there shall be provided at the time of the construction, reconstruction, alteration, expansion or development of commercial, institutional, and multi-family residential uses, landscaping as provided herein.

(Ord. No. 94-15, Enacted, 07/14/94)

Section 16.27.020 Installation

A. It shall be the responsibility of the developer to grade, place topsoil, seed or sod, install automatic sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials in accordance with the site plan approved by the Planning Director.

B. All landscape work shall be installed prior to a Certificate of Occupancy of the building being issued. The Planning Director may grant an extension in the event a situation arises that prevents the completion of the required landscaping provided that a financial guarantee in accordance with Section 16.60.010 (F) is filed with the City ensuring the completion of such improvements.

(Ord. No. 94-15, Enacted, 07/14/94)

(Ord. 2016-13, Amended, 11/02/2016)

Section 16.27.030 Maintenance

It shall be the responsibility of the property owner to properly maintain all landscaped areas in accordance with the approved site plan and associated landscape plan. Such landscaping shall be maintained and kept alive and free from weeds and debris.

(Ord. No. 94-15, Enacted, 07/14/94; Ord. No. 95-05, Amended, 04/04/95; Ord. No. 96-27, Amended, 11/20/96)

Section 16.27.040 Vegetation Removal

A. Once the required landscaping has been installed in conformance with the approved site plan, major changes or modifications shall not be made without review and approval of the Planning Director.

B. Removed vegetation shall be replaced with equal or better quality plant materials. Trees that are necessarily removed shall be replaced in accordance with the approved site plan.

Section 16.27.050 Tree And Shrubbery Mix

There shall be a reasonable mix of evergreen trees and deciduous trees, and shrubbery on all development sites to allow for a green winterscape. A minimum of two (2) of the three (3) above groups shall be shown on the proposed site plan.

A. Buffering from neighboring uses;

B. Location of trees and shrubbery in relation to clear vision for traffic.

(Ord. No. 94-15, Enacted, 07/14/94; Ord. No. 96-27, Amended, 11/20/96)

Section 16.27.060 Minimum Number Of Trees Or Shrubbery

A. CC-1, C-2, CP-2, CCP-1, HC-1, I-1 and F-1 zones.

1. A minimum ratio of one (1) tree or shrubbery per every 500 square feet of landscaping shall be provided on the overall site plan. For example: Commercial C-2 one (1) acre site shows 5% greenspace; 5% = 2178 sq. ft. divided by 500 = 4.356 rounded to 4 trees or shrubbery for the 1 acre site;

B. R-3, ~~R-4~~ MX and P-1 zones;

1. A minimum ratio of one (1) tree or shrubbery per every 1500 square feet of landscaping shall be provided on the overall site plan. For example: A one (1) acre R-4 multi-family site shows 30% open green space: 30% = 13068 sq. ft. divided by 1500 = 8.712 rounded to 9 trees or shrubbery for the one (1) acre site.

C. Coniferous trees (evergreens) shall be a minimum of six (6) feet high. Deciduous trees (leaf bearing) shall be a minimum of two (2) inches caliper. Shrubbery shall be a minimum of ten (10) gallons.

(Ord. No. 94-15, Enacted, 07/14/94; Ord. No. 96-27, Amended, 11/20/96)

Section 16.27.070 Minimum Area Requirements

Landscaping shall be provided for all land not covered by buildings or by off-street parking space in those zones requiring landscaping. In zones that require a building set back, the main landscaped area (60% of the total landscaping requirement) shall be along the frontage, parallel to the public road right of way. No rock or gravel, except boulders, shall be allowed in the main landscaped area. Landscaping plans shall be submitted with site plans according to site plan regulations. All zones shall require the following minimum landscaping regulations:

A. Residential.

1. R-3 Residential: Multi-family developments of three units or more shall have minimum landscaping of 30% of the lot area.

2. R-4 Residential: Multi-family developments of three units or more shall have minimum landscaping of 30% of the lot area.

3. R-4 Residential: Row house developments shall have minimum landscaping of 15% of the lot area.

4. MX Mixed Use Residential: Developments having a residential component shall have minimum landscaping of 10% of the lot area.

B. Commercial.

1. CC-1 Central Commercial Zone: None, except for areas of the development not covered by buildings or parking.

2. C-2 Commercial Zone: Commercial developments shall have a minimum landscaping of 5% of the lot area. Multi-family dwellings shall meet the same requirement as the R-4 Residential zone.

3. CP-2 Planned Commercial Zone: Commercial developments shall have a minimum landscaping of 5% of the lot area. Multi-family dwellings shall meet the same requirement as the R-4 Residential Zone.

4. CCP-1 Planned Commercial Zone: None, except as required by the Planning Commission.

5. MX Mixed Use Residential: Developments having no residential component shall have minimum landscaping of 5% of the lot area.

C. I-1 Industrial Zone shall have a minimum landscaping of 5% of the main building area.

D. P-1 Parks zone shall have a minimum landscaping of 40% of the lot area.

E. F-1 Fairgrounds zone shall have a minimum landscaping of 15% of the lot area.

F. HC-1 Health Care Zone shall have a minimum landscaping of 10% of the lot area.

G. Locations of Trees.

1. Trees shall be located and maintained within the yards so as not to impact public sidewalks or rights-of-way with roots, branches, or other debris.

(Ord. No. 94-15, Enacted, 07/14/94; Ord. No. 97-01, Amended, 07/02/97)

(Ord. 2005-01, Amended, 04/06/2005)

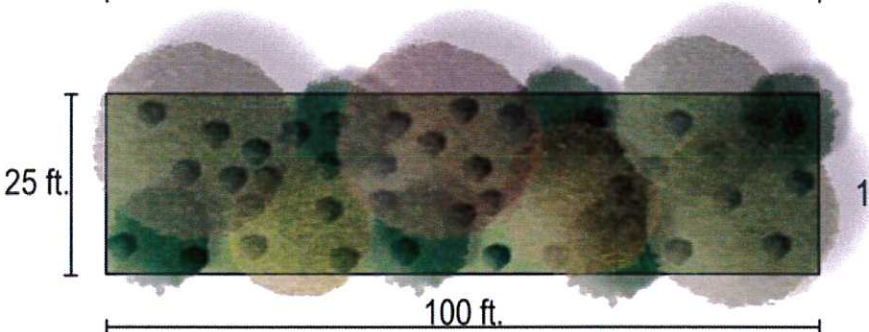
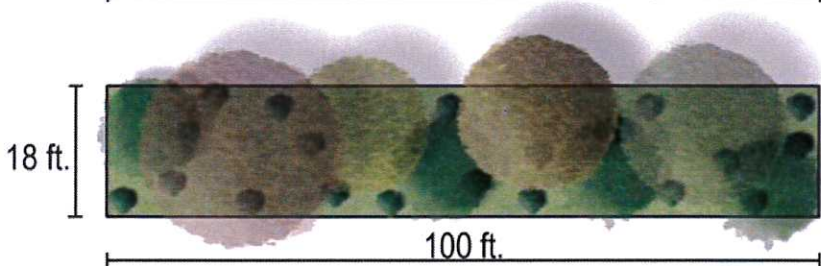
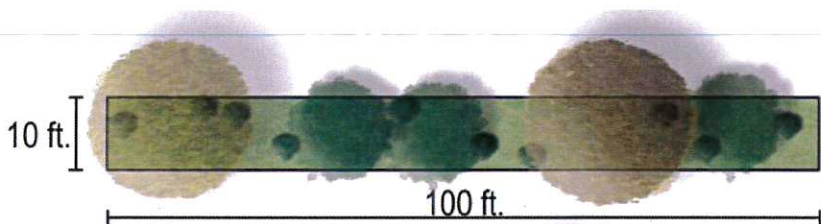
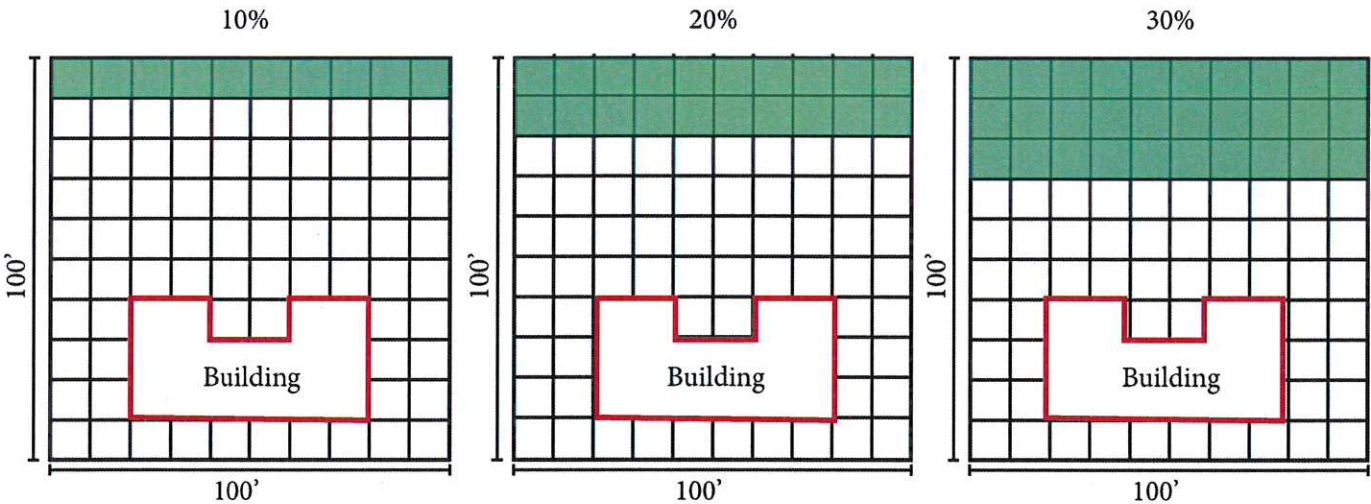
It was proposed to
hchange this to 20%
by previous staff

The question is...

Do we think that our parking requirements are too high?

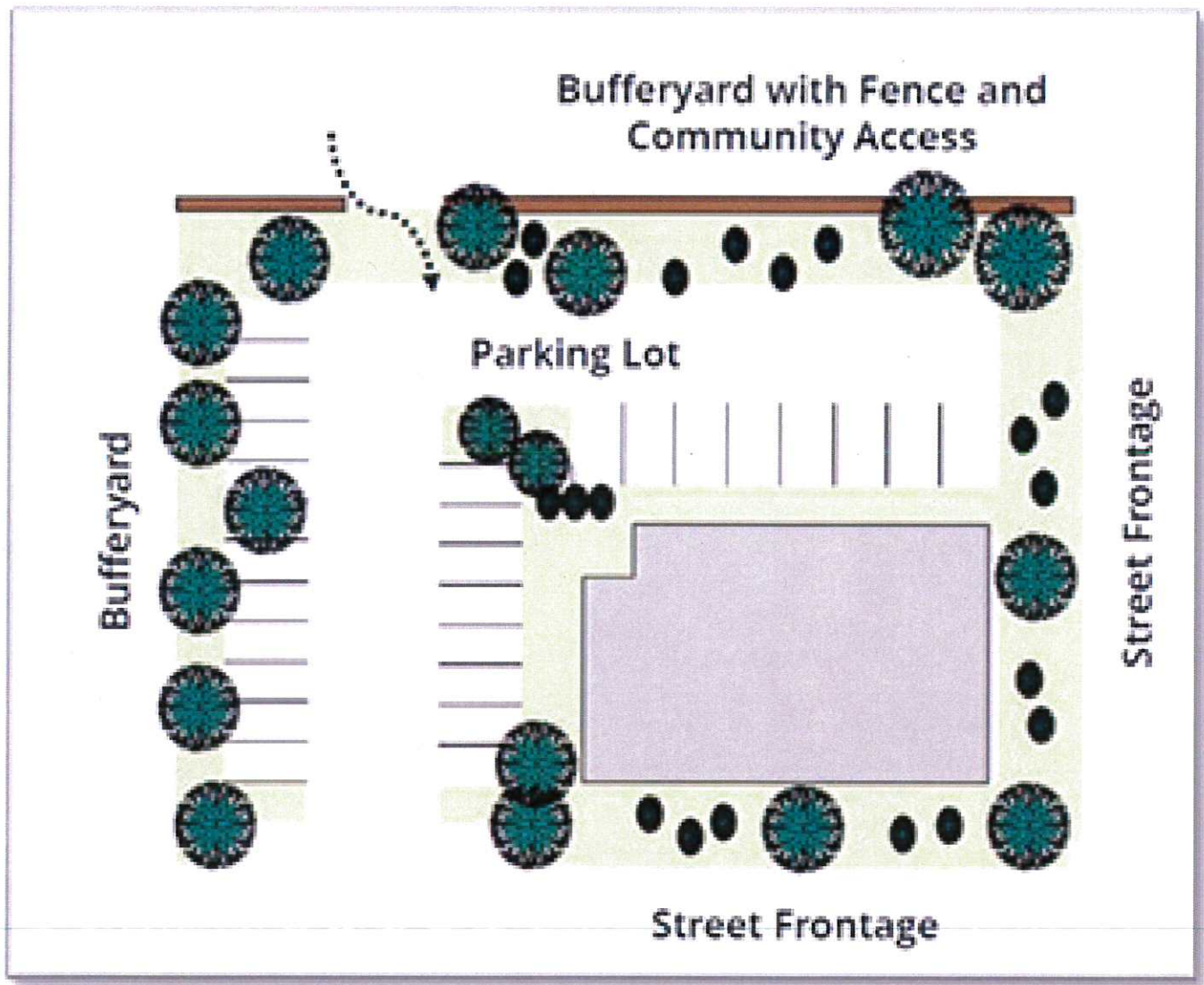
Do we believe that we should lower our landscaping requirement to allow for larger buildings on sites since our parking requirements are higher than other areas in Utah?

Examples:

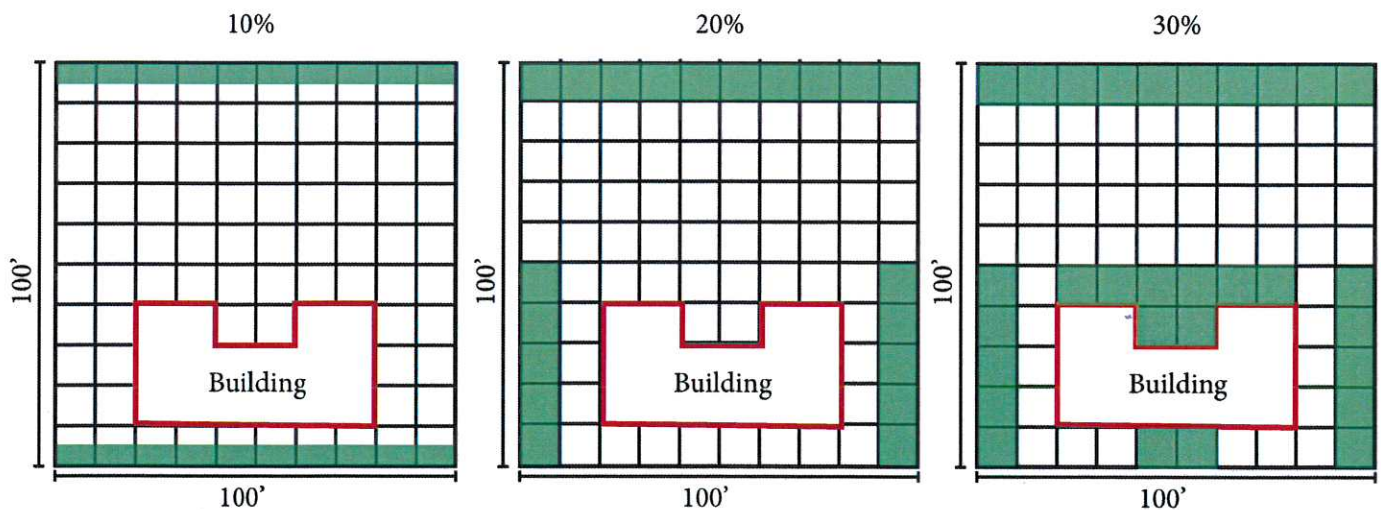


Realistically these Green Space Areas could look something like this with plantings and vegetation.

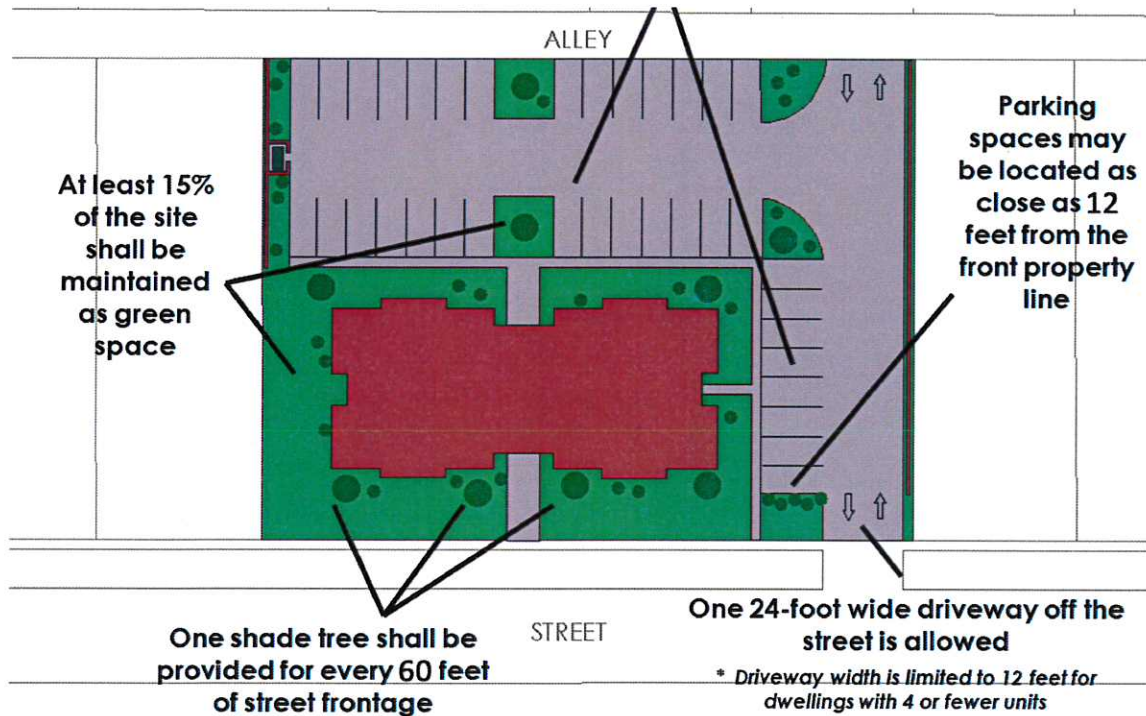
(These are examples from another city)



in addition, the green space is often spread throughout the site rather than all in one spot so our visualizations might look more like the picture above.



Example of 15% of the site maintained in green space



Example of 10% of the site maintained in green space

